018.0	0005	0009.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	874,400 / 874,400
					USE VALUE:	874,400 / 874,400
					ASSESSED:	874,400 / 874,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
12		CHESWICK RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MOE NINA
Owner 2:	
Owner 3:	
Street 1:	12 CHESWICK ROAD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	MOE NINA & -
Owner 2:	REVULURI SINDHUMATHI KRISHNAIA -
Street 1:	12 CHESWICK ROAD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 5,691 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1939, having primarily Aluminum Exterior and 1556 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5691.000	372,300		502,100	874,400
Total Card	0.131	372,300		502,100	874,400
Total Parcel	0.131	372,300		502,100	874,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 562.13 | /Parcel: 562.1

Legal Description

User Acct 12952

GIS Ref

GIS Ref

Insp Date 03/30/09

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 018.0-0005-0009.0

!1543!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	372,300	0	5,691.	502,100	874,400	874,400	Year End Roll	12/18/2019
2019	101	FV	313,600	0	5,691.	649,800	963,400	963,400	Year End Roll	1/3/2019
2018	101	FV	313,600	0	5,691.	413,500	727,100	727,100	Year End Roll	12/20/2017
2017	101	FV	313,600	0	5,691.	378,100	691,700	691,700	Year End Roll	1/3/2017
2016	101	FV	207,500	0	5,691.	307,200	514,700	514,700	Year End	1/4/2016
2015	101	FV	202,500	0	5,691.	307,200	509,700	509,700	Year End Roll	12/11/2014
2014	101	FV	202,500	0	5,691.	280,000	482,500	482,500	Year End Roll	12/16/2013
2013	101	FV	202,500	0	5,691.	266,400	468,900	468,900		12/13/2012

PRINT

Date	Time
12/10/20	17:07:28

LAST REV

Date	Time
01/15/20	15:30:01
mmcmakin	
1543	

USER DEFINED

Prior Id # 1:	12952
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MOE NINA &,	1552-193	1	12/11/2019	Convenience	1	No	No		
MESTHENE JAMES	1482-136		12/16/2015	Change>Sale	680,000	No	No		
MESTHENE JAMES	1323-101		7/21/2006	Family	1	No	No		RUTH MESTHENE D.O.D. 8/16/2015. BK 1323 PG 10
MESTHENE JAMES	1322-56		6/28/2006		527,500	No	No		
MESTHENE DONNA	1155-37		5/8/1996		99	No	No		A

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/2/2017	493	Re-Roof	59,788	C				
1/15/2016	52	Redo Kit	68,000					
9/26/2012	1216	Manual	7,216	C				

ACTIVITY INFORMATION

Date	Result	By	Name
5/12/2016	Permit Visit	PT	Paul T
5/12/2016	Left Notice	PT	Paul T
4/28/2016	Sales Review	PT	Paul T
4/16/2013	Info Fm Prmt	EMK	Ellen K
3/30/2009	Meas/Inspect	201	PATRIOT
10/6/1999	Meas/Inspect	243	PATRIOT
8/27/1993		EK	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5691		Sq. Ft.	Site		0	85.	1.04	2									502,122						502,100	

Total AC/HA: 0.13065 | Total SF/SM: 5691 | Parcel LUC: 101 One Family | Prime NB Desc: KEL/MANOR | Total: 502,122 | Spl Credit | Total: 502,100

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	3 - Aluminum		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:	k - Kelwyn Manor		

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1939	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	4.6	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.32502413
Const Adj.:	0.99989998
Adj $ / SQ:	165.611
Other Features:	87796
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	390281
Depreciation:	17953
Depreciated Total:	372328

COMMENTS

PDAS.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 7			BRs: 4				Baths: 1		HB 1		

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

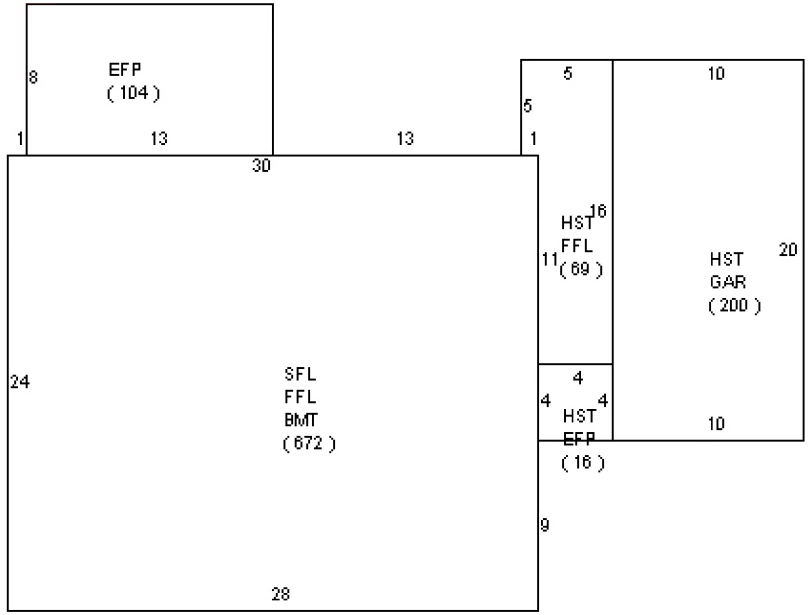
No Unit	RMS	BRS	FL
1	7	4	
Totals			
1	7	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	165.61
Special Features:	0	Val/Su Net:	146.11
Final Total:	372300	Val/Su SzAd	239.34

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	741	165.610	122,718
BMT	Basement	672	49.680	33,387
SFL	Second Floor	672	165.610	111,291
GAR	Garage	200	27.500	5,499
HST	Half Story	143	165.610	23,600
EFP	Enclos Porch	120	49.910	5,989

Net Sketched Area:	2,548			Total:	302,484
Size Ad	1555.5	Gross Are	2690	FinArea	1556

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

018.0-0005-0009.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	